

GLOSSARY

A

Acre - A measure of land containing 43,560 square feet.

Active Recreation - Recreational activities that require the use of organized play areas including, but not limited to, playing fields, swimming pools, and basketball courts.

Activity Areas - Areas where development is concentrated, but to a lesser degree than growth areas.

Adaptive Reuse - Developing a new use for an older building or for a building originally designed for a special or specific purpose. This is particularly useful as a technique for preserving older buildings of historic or architectural significance. It also applies to the conversion of special use structures including, but not limited to, gas stations, warehouses, or school buildings that are no longer needed for their original purpose.

Aesthetic - Elements in the natural or created environment (including artistic elements) that are pleasing to the eye.

Alluvial Fan - An outspread, gently sloping mass of sediment deposited by a stream, especially in an arid or semiarid region where a stream issues from a narrow canyon onto a plain or valley floor. Viewed from above, it has the shape of an open fan, the apex being at the valley mouth. (Source: U.S. Geological Survey)

Alternative Energy Source - Energy sources that do not rely on fossil fuels including, but not limited to, sunlight and wind.

Ambiance - The character or tone of an area,

as determined by building scale and design, amount and type of activity, intensity of use, location and design of open space, and related factors that influence the perceived quality of the environment.

Amenity - A natural or created feature that enhances the aesthetic quality, visual appeal, or makes a particular property, place, or area more attractive or satisfying.

Americans with Disabilities Act (ADA) - 1990 Federal legislation specifying provisions to be made in the design or redesign of buildings, parking, and outdoor areas to remove barriers for persons with disabilities and guaranteeing equal opportunity in public accommodations, transportation, and government services.

Annexation - The incorporation of land area into an existing community with a resulting change in the boundaries of that community. Annexation may include newly incorporated land from County lands or land transferred from one municipality to another.

Archaeological Resource - Any material remains of past human life or activities which are at least fifty years old and of historic or pre-historic significance. These materials include, but are not limited to, petroglyphs, pictographs, paintings, ornaments, jewelry, textiles, ceremonial objects, armaments, rock art, pottery, basketry, bottles, weapons, tools, structures or portions of structures, carvings, and graves.

Archaeological Site - A concentration of archaeological resources inferred to be locations used for past human activities.

Arterial Street - A roadway with partial control of access, some at-grade intersections, intended

to move high volumes of traffic over longer distances and higher speeds than secondary roadways.

Auto-oriented - A form of land development that depends on exposure to auto traffic and presumes people will use cars to travel to and from the site.

B

Bike Lane - An integral section of a roadway that is marked for exclusive bicycle use.

Bike Routes - May include shared streets, bike lanes, or multiuse paths, in any combination.

Buffer - An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other. Often the buffered area is undeveloped open space, landscaped areas, fences, walls, berms, or any combination of these things.

Building Scale - The relationship of a building, in terms of building mass, to other nearby and adjacent buildings.

Build-out - The point at which land eligible for development under the General Plan has been developed to its maximum allowed level. Build-out does not preclude revitalization, infill, or redevelopment efforts.

Built Environment - Man-made elements including, but not limited to, buildings, structures, roadways, canals, paths, trails, that together create the physical character of an area.

Business Retention - City programs aimed at supporting, retaining, and sustaining local businesses.

C

Capital Improvement - New or expanded public improvements that are relatively large size, expensive and permanent. Some common examples include, but are not limited to, streets, public libraries, water and sewer lines, and park and recreation facilities.

Capital Improvements Plan or Program (CIP) - A plan for the construction of capital improvements that includes their timing and cost.

Carpool - Two or more people commuting on a regular basis to and from work in a privately owned vehicle.

Central Arizona Project (CAP) - The 336 mile long system constructed to deliver Colorado River water from Lake Havasu into central and southern Arizona.

Character - Features, qualities, and attributes that give a place its identity. Urban design is concerned with the use of character to distinguish place or relate places to one another. Character becomes unique when tied to a geographic location.

Character Area Plan - Middle part of the three-level General Plan structure that provides specific planning and design proposals for a defined sub-area of the city, smaller than citywide general planning, but larger than Neighborhood Plans.

City Charter - The document which outlines the structure and processes of a city's government and identifies the powers and limitations. Serves as the city's "constitution".

Citizen - A person who lives, works, or owns property in Scottsdale.

Citizen Participation - Public involvement in the city's policy formation and implementation.

City Council - A seven member elected body of Scottsdale residents responsible for governing the city and making decisions regarding the provision of city services and resolution of civic issues.

Civic Use - Any building or property that serves a public function including, but not limited to, schools, libraries, City Hall, post offices, police and fire stations, and recreational and cultural facilities.

Clustering/Cluster Development - Essentially any development approach that locates buildings in limited areas on a site and results in a more compact arrangement of buildings on a property. This allows the remaining land to be used for open space and creates larger blocks of connected open space in lieu of smaller, individual portions.

Collector Street - Streets in which traffic in a particular neighborhood flows to exit or enter the neighborhood.

Community Center - Facility in which public services for residents are provided including, but not limited to, recreational and cultural services, and services for youth or seniors.

Community Development Block Grant (CDBG) - Grant program administered by the US Department of Housing and Urban Development (HUD). Grants must primarily be used to benefit low-income households with emphasis on housing and public improvement projects.

Compatible - Capable of existing together without significant conflict or ill effects.

Conservation - (1) The controlled use and systematic protection of a resource including, but not limited to, environmental or culture resources, with the purpose of keeping from harm. (2) To use something sparingly so as not to exhaust supplies.

Corridor - A linear pattern of similar land uses (like a commercial corridor); or a major transportation route, including freeways, expressways, arterials, or transit lines; or any major utility route, such as transmission lines, canals, or greenbelts.

Council/Manager Government - A type of municipal government in which the chief executive or administrative official is a manager selected by the elected City Council. Scottsdale uses the Council/Manager form of government.

D

Density - Usually used to describe the number of dwelling units per acre in residential districts, while intensity is usually used to describe floor area ratio of development in nonresidential zoning districts. Where both residential and nonresidential districts are encompassed, the term intensity is generally used.

Design Guidelines - Provisions guiding the design of buildings that are not mandatory but may be used by staff, the city's Boards and Commissions, and the City Council in evaluating projects. Design guidelines are usually applied in a particular area or to a particular use to protect investment and/or establish a unifying look for an area. Typical guidelines might focus on issues such as building orientation, architectural details, and the streetscape.

Detention - The temporary storage of stormwater overflow, usually in a basin or channel.

Developed Open Space - Landscape areas, turf areas, parks, golf courses and other recreational facilities excluding any associated buildings. (Source: Desert Preservation Task Force)

Developer - The legal owner of land who holds entitlement for the use, improvement, or construction on that land. The developer may

be an individual property owner, a partnership of individuals, or a company or corporation.

Development - The physical extension and/or construction of land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of water and sewer systems; grading; deposit of refuse, debris, or fill; and clearing of vegetative cover.

Development Regulation - Scottsdale's Zoning and Subdivision Ordinances and other regulations like Environmentally Sensitive Lands Ordinance (ESLO), which regulate factors including, but not limited to, the type of land use, densities, height and bulk, landscaping, parking requirements, some elements of design, and standards for street layout and design.

Development Review - A process to administer regulations and guidelines for the design of buildings to ensure that they are suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of the building and/or surrounding area. The process considers site and architectural design character and features of development for all development except single-family homes which is not permitted by the City Charter. This process is intended to provide for a basic standard of design quality throughout the community, establish character themes, see durability in physical development and seek the desired identity of the community. The Scottsdale Development Review Board oversees the development review process.

Distributed Generation - Consists of using solar, micro-turbines, fuel cells, or other generating devices at individual factories, farms, or homes. It is a relatively new concept of meeting individual customer's load by installing small sources of electrical power at designated sites. These sources (generators) would be sized to match a specific load such as a residence, industry, or community. (Source: U.S.

Department of Energy)

Downtown - The business center of a city or town. In Scottsdale, the Downtown is generally between Earll Road and Chaparral Road and 68th Street and Miller Road.

Drainage - Surface water runoff or the removal of surface water or groundwater from land by drains, grading, or other means, which include runoff controls to minimize erosion and sedimentation during and after construction or development.

Dwelling - Any building, or portion thereof, which is designed exclusively for residential purposes.

Dwelling Unit (DU) - One or more rooms in a dwelling designed for occupancy by one family for living purposes and having its own cooking and sanitary facilities.

E

Early Notification - A procedure established to allow neighborhood associations, business groups, and affected residents to review project applications before they are scheduled for public hearings.

Easement - The right to use property owned by another for designated purposes including, but not limited to, access to another piece of property, conveyance of stormwater, or transmission of utilities.

Economic Sector - A specific industry or group of inter-connected industries.

Ecotourism - Responsible travel to natural areas that conserves the environment and improves the well-being of local people. (Source: *International Ecotourism Society*)

Element - A component of the General Plan dealing with specific topics like open space or land use. State law requires each General Plan include seventeen elements. Scottsdale's General Plan contains the seventeen state mandated elements along with three community created elements.

Environmental Quality Protection - The protection and enhancement of the environment in the present and for future generations to the fullest extent possible. (Source: U.S. Environmental Protection Agency)

Environmentally Sensitive Lands Ordinance (ESLO) - A set of zoning regulations adopted by the City of Scottsdale in 1991 (amended in 2001, 2003, and 2004) to guide future development in the desert and mountain areas of north Scottsdale. The ordinance has a variety of standards that are applied to ensure that new construction will be compatible with the natural beauty of the area.

F

Feasible - Capable of being done, executed, or managed successfully considering physical, financial, scheduling and other constraints.

Federal Aviation Administration (FAA) - Federal agency responsible for air safety and regulation of air traffic.

Federal Aviation Regulation Title 14 CFR Part 150 Noise Compatibility Study (Part 150) - A noise compatibility study established by the FAA which develops, evaluates, and recommends actions that an airport, municipalities, airlines, and the FAA could take to help reduce the impacts of aircraft noise.

Federal Emergency Management Agency (FEMA) - Federal agency responsible for disaster response and assistance in post-disaster recovery.

Flood Control - Any of a number of structural or non-structural measures designed to divert or contain floodwater and prevent flooding.

Floor Area Ratio - A measure of development density expressed as the amount of gross building floor area divided by the net development site land area.

Floodplain - The channel and the relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by floodwater.

G

Gateway - A point along a roadway at which a motorist or pedestrian gains a sense of having entered the city or a particular part of the city. This impression can be imparted through such things as signs, monuments, landscaping, change in development character, or a natural feature.

General Fund - Component of city budget generated by sales tax, property tax, utility tax, and other miscellaneous sources, and used to fund general city services and debt service.

General Plan - A collection of goals and policies which provide a guide for decisions regarding the physical growth and evolution of the city. It is a comprehensive, coordinated set of intents and directions for the physical development of the city including, but not limited to, land use, transportation, economic conditions, environment, infrastructure, public facilities and physical character. Also see A.R.S. 9-461.1.

General Plan Amendment - A formal City Council change or revision to the text or maps of the General Plan. Per State Statutes (February 2000) a change or revision to the General Plan is considered a Major Amendment if it is "a substantial alteration of the municipality's land use mixture or balance as established in the Land Use Element."

Geologic Hazard - Any public safety hazard associated with geologic forces including, but not limited to, landslides, mudslides, rock slides, erosion, and sedimentation.

Grade Separation - Crossing facilities including, but not limited to, overpasses, underpasses, skywalks, or tunnels that allow pedestrians and motor vehicles to cross a street at different levels.

Green Building Program - The Green Building Program is a voluntary building initiative for home builders and prospective home buyers in Scottsdale that are interested in environmentally compatible homes. The program encourages the use of environmentally responsible building in the desert environment by incorporating healthy, resource and energy efficient materials and methods in the design and construction of homes.

Groundwater - Water under the earth's surface, often confined to aquifers, capable of supplying wells and springs.

Groundwater Recharge - The process of infiltration and percolation of rainwater, or treated wastewater, from land areas or streams through permeable soils into water holding aquifers that provide underground storage.

Growing Smarter Act - 1998 State Legislation that affected how cities and counties within the state conduct and administer long-range planning activities. This legislation required four new elements and expanded other elements; required additional public notification and involvement; established the requirement of 2/3 majority vote by City Council for Major Amendments; and required that General Plans be readopted every 10 years.

Growing Smarter Plus - 2000 State Legislation that revised some of the considerations of the Growing Smarter Act. Growing Smarter Plus required an additional new element, redefined major amendments to the General Plan, and

required that General Plan adoptions be ratified by a public vote after City Council approval.

Growth Areas - Areas of the community that best accommodate future growth allowing an increased focus on creating or enhancing transportation systems and infrastructure coordinated with development activity.

Growth Management - Techniques used by the government to control the rate, amount, location, timing, and type of development.

H

Habitat - The physical location or type of environment in which an organism or biological population lives or occurs.

Hazardous Material - A substance that could be harmful to people, animals, plants, and the environment, including pesticides, herbicides, poisons, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

Heat Island Effect - The phenomenon of urban areas being warmer than surrounding rural/undeveloped areas; due to developed areas' higher proportion of heat-trapping surfaces.

High Priority Natural Area Open Space - Land areas within the city that are mapped to have a number of environmental and open space features including: ESL landform areas, land slopes, the 50 CFS washes, desert riparian vegetation, locations of major boulder formations, scenic corridors, drainage easements, and existing NAOS and conservation easements.

Historic Preservation - Private or public activities aimed at identifying and protecting physical resources in the built environment that have local, state or national significance associated with the past. The term can also refer to the process of maintaining resources

as they were originally designed and built and preventing further deterioration.

Historic Preservation Ordinance - City of Scottsdale legislation establishing the framework for a local historic preservation program that will identify, designate, preserve and promote significant resources in the community. The ordinance includes the procedures for City Council to establish historic property (HP) overlay zoning districts, and procedures for reviewing applications for exterior changes to properties zoned HP.

Historic Property or Historic Resource - Any prehistoric or historic district, site, building, structure, object, or landmark included in, or eligible for inclusion on, the National Register of Historic Places, the Arizona Register of Historic Places, or the Scottsdale Historic Register, including artifacts, records, and material remains related to such property or resource. Historic Resources include archaeological resources.

(Scottsdale) Historic Register - Refers to the official list of resources in the community that have been designated historic property (HP) overlay zoning district and have been placed on the local list by City Council after a local public hearing process. The list of resources may include archaeological sites.

Household Hazardous Waste - Waste that is generated in the home that is toxic or hazardous to humans and the environment when discarded including, but not limited to, paint, motor oil, batteries, and household cleaning products.

Housing and Urban Development (HUD) - A cabinet level department of the federal government that administers housing and community development programs.

Impervious Surface - Surface through which water cannot easily penetrate including, but not limited to, a roof, road, sidewalk, or paved parking lot.

Implementation - In the context of the General Plan, implementation is an action, procedure, program or technique that is the way General Plan policies are carried out.

Incubator - A program designed to accelerate the successful development of entrepreneurial companies through an array of business support resources and services. (Source: National Business Incubation Association)

Infill - Development of individual vacant lots or “leftover” vacant properties within areas that are already developed and have access to urban services and infrastructure.

Infrastructure - Public services and facilities including, but not limited to, sewage disposal systems, water supply systems, other utility systems, streets and roads, parks, schools, etc.

Intensity - Usually used to describe floor area ratio of development in nonresidential zoning districts, while density describes number of dwelling units per acre in residential districts. Where both residential and nonresidential districts are encompassed, the term intensity is generally used.

Intermodal - Intermodal passenger transport involves more than one mode of transport of passengers. A major goal is to reduce dependence on the automobile as the major mode of ground transportation and increase use of public transport.

J

L

Land Assembly - Consolidation of separate adjacent parcels under one ownership in order to facilitate larger-scale developments. The city has a Neighborhood Assemblage policy to help guide land assemblage.

Land Use Definitions - Descriptions of each category contained in the Land Use Element that correspond to the categories on the Future Land Use map.

Land Use Map - A map that graphically depicts existing or future land uses and intensities. It visually discerns land use compatibility and spatial relationships, establishes the physical form of the community, and identifies urban design opportunities. A land use map serves as a guide in the preparation of zoning ordinances and zoning district maps.

Land Subsidence - Sinking or downward settling of the earth's surface, not restricted in rate, magnitude, or area involved. Subsidence may be caused by natural geologic processes, such as solution, compaction, or withdrawal of fluid lava from beneath a solid crust; man's activity such as subsurface mining or the pumping of oil or ground water may also cause subsidence. (Source: U.S. Geological Survey)

Livability - The balance of elements of the physical environment that contribute to the physical, social, economic, political, and emotional well-being of residents.

Live/Work/Play Relationship - Land use relationships where the places that people live, are employed, and recreate are in close proximity to each other to reduce travel distances.

Local-serving Economic Services - Economic activities with a primarily local market, such as retail stores and personal services; contrasted to "basic" economic activities such as manufacturing and wholesale trade.

Local Streets - Roadway that provides access to adjacent properties in a neighborhood. Not intended for through traffic or heavy traffic loads.

M

Meaningful Open Space - Open space which due to its size, function, visibility, accessibility and/or strategic location is a community amenity or resource. Open space which serves to protect a significant ecological area. Meaningful Open Space is divided into three categories: accessible desert open space consisting of public use areas and public access areas; visual desert open space consisting of mountain and desert conservation areas, wash corridors and street setbacks, and desert character open space consisting of restored areas such as detention basins and drainage channels and improved areas such as parks and golf courses that have a desert character. (Source: Desert Preservation Task Force)

Median - (1) The paved or landscaped area on a roadway that separates traffic moving in opposite directions. (2) The point at which one-half of a set is greater and one-half is less, such as median income or median rent.

Minimize - To reduce or lessen, but not necessarily to eliminate.

Mitigate - To lessen the impacts of, alleviate, or avoid to the extent reasonably feasible.

Mitigation - Methods used to alleviate or lessen the impact of something.

Mixed-use - The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Mobility - The ability to move from one place

to another, or to transport goods or information from one place to another.

Mode - A particular form or method of travel distinguished by vehicle type, operation technology, and rights-of-way separation from other traffic.

Multi-modal - Capable of accommodating a variety of transportation modes including, but not limited to, buses, automobiles, rapid transit, rail, bicycles, and pedestrians.

N

National Register of Historic Places - The federal government's list of properties that have been identified as worthy of preservation; properties may be listed on the Register or may be identified as being "eligible" or "potentially eligible;" properties are usually listed in the National Register through nominations by the State Office of Historic Preservation.

Native Plants - Plants indigenous to an area or from a similar climate and requiring little or no supplemental irrigation once established.

Natural Area Open Space - Areas of undisturbed natural desert with no man-made improvements and approved revegetated areas. (Source: Desert Preservation Task Force)

Natural Environment - The physical conditions of nature which exist within an area by which one is surrounded.

Natural Landmarks - Prominent, unique terrain features which due to their character and location are considered landmarks for the city or for a local region within the city, for example Pinnacle Peak or the McDowell Mountains. Such landmarks may or may not be named features.

Natural Resource - A feature or phenomenon in nature that enhances the quality of human life including, but not limited to, land, water, air, vegetation, geology, animal habitat, and topography.

Neighborhood - A part of the city defined by distinct characteristics that may include distinct ethnic or economic characteristics, housing types, schools, or boundaries defined by physical barriers such as major highways and railroads, or natural features, such as rivers. Neighborhoods are often self-defined by the residents or by homeowner associations in a neighborhood.

Neighborhood Beautification - Refers to any of a number of efforts or programs aimed at improving the visual quality of a neighborhood, including improved landscaping, signs, streets, painting, and building facades, as well as community clean-ups.

Neighborhood Center - A small retail center with a primary trade area limited to the immediately surrounding area. These centers are often anchored by a grocery or drug store and may include a variety of smaller retail shops and offices oriented to the everyday needs of surrounding residents.

Neighborhood Plan - A neighborhood plan is a guide that provides a framework for future decision making. It contains broad statements about what residents would like to have happen and principles they would like to see followed. It also contains recommendations for strategies on how to reach goals and generally represents the consensus of the neighborhood

Noise Compatibility - The relationship between land uses and ambient noise levels.

Non-indigenous Landscaping - Landscaping that is not native to an area and typically requires more water than naturally occurring vegetation. Also called "exotic" or "non-native" landscaping.

Non-point Source - Sources of air or water pollution that enter the environment from dispersed sources, such as pollution tainted stormwater runoff from streets and parking areas, rather than at a single point, such as an industrial facility discharge pipe.

Non-potable Water - Water that may contain objectionable pollution, contamination, minerals, or infective agents and is considered unsafe, unpalatable, or both for drinking.

Non-profit - Not conducted or maintained for the purpose of making a profit.

Non-residential - Any of a broad category of land uses that do not contain housing including, but not limited to, commercial, industrial, public, and institutional uses.

Non-renewable Resource - Natural resources including, but not limited to, fossil fuels and natural gas, which once used cannot be replaced and used again.



Off-peak - Not being in the period of maximum use. For traffic, this generally refers to the weekday periods before and after the morning and evening commute hours, typically 9 AM to 3 PM and 7 PM to 6 AM.

100-year Flood Plain - The area subject to flooding during a storm that is expected to occur on the average of once every 100 years, based on historical data.

Open Space - Any parcel or area of water or land that is essentially un-improved and devoted to an open space use for the purpose of (1) the preservation of natural resources; (2) the managed production of resources; (3) outdoor recreation; or (4) public health and safety.

Ordinance - A city adopted law or regulation.

Overlay Zone or District - A method used to apply provisions in a specific area, which supplement the standards of the underlying or base zoning. An overlay zone might restrict certain uses or allow higher densities than would be permitted in the same zone in other parts of the city. The Environmentally Sensitive Lands district is an overlay zoning district.



Parcel - A legally defined lot, or contiguous group of lots, in single ownership or under single control, and considered a unit for purposes of development and open space calculation.

Park - A tract of land designated and used by the public for active and passive recreation.

Park and Ride Facility - A parking lot designed for drivers to leave their cars and use mass transit facilities beginning, terminating, or stopping at the park and ride facility.

Passive Recreation - Leisure activities that involve relatively inactive or less energetic activities, such as walking, nature walks, sitting, picnicking, card games, chess, checkers, and similar table games or simply enjoying the natural environment.

Paths - A paved, shared-use, pedestrian, equestrian, cyclist route or system.

Pedestrian-oriented - A form of development that makes the street environment inviting for pedestrians. Commercial areas may be characterized by special sidewalk pavement, zero front and side yard setbacks, buildings of varied architectural styles, street-facing window displays, an absence of front yard parking, benches and other amenities. Residential areas may be characterized by sidewalks, parkways, front porches, low fences, lighting and other amenities.

Planning Commission - Seven member commission responsible for reviewing and making recommendations to the City Council on proposals for development, the subdivision of land, amendments to zoning, land use studies, the annual Capital Improvement Program, the General Plan, and other development regulations.

Potable Water - Water that is suitable for drinking or cooking purposes.

Preliminary Plat - A conceptual plan for a proposed layout of lots, tracts, rights-of-way and easements in a proposed development.

Preservation - To keep something protected from anything that would cause its current quality or condition to change or deteriorate.

Public Art - Sculpture, painting, murals, and other forms of artwork that are placed in public spaces or in public view to enrich and add visual interest to the built environment.

Public Hearing - A meeting of a Board, Commission, or the City Council that has been announced and advertised in advance and is open to the public, with the public given an opportunity to talk and participate.

Public Notice - The advertisement of a public hearing in a newspaper of general circulation, and through other media sources indicating time, place, and nature of the public hearing and where the application and documents may be inspected.

Public/Private Partnership - A merging of public and private resources to achieve an end result or product that would be difficult to achieve through public or private activity alone. May refer to the delivery of services, such as child care or to the construction of buildings, such as cultural facilities.

R

Recharge - The addition to, or replenishing of, water in an aquifer.

Recommended Study Boundary (RSB) - The Recommended Study Boundary of Scottsdale's McDowell Sonoran Preserve, indicative of the land area the city desires to ultimately acquire through the Preservation Program.

Recreation Facility - A place designed and equipped for the conduct of sports and leisure-time activities.

Recycling - The process by which waste products are collected, separated and reused or reduced to raw materials and transformed into new and often different products.

Redevelop - To change the existing development in an area or on a property, sometimes by demolishing existing buildings, or to increasing the overall floor area existing on a property, or both, or by using infill development to rebuild on a vacant parcel. Sometimes this also involves a change in land use.

Regional Center - A commercial activity center of citywide and regional significance, with a mix of shopping, offices, and some housing.

Rehabilitation - The upgrading of a building previously in a dilapidated or substandard condition.

Renewable Resource - Natural resources, such as water and air, that can be reused or replaced by natural ecological cycles or sound management practices.

Revitalization - Restoring new life or vigor to an area, sometimes through public improvements that spark private investment.

Revegetation - Replacing vegetation in an area where vegetation has been removed for

construction, or due to natural causes. The effort is made to revegetate to surrounding plant densities and species.

Revitalization - The imparting of new economic and community life in an existing neighborhood, area, or business district.

Rezone - To change the zoning classification of particular lots or parcels of land.

Rights-of-Way - The strip of land over which certain transportation and/or other public facilities are built, including roads, railroads, and utility lines.

Robust - Strongly formed or constructed: sturdy.

S

Safe-yield - A groundwater management goal which attempts to achieve and thereafter maintain a long-term balance between the annual amount of groundwater withdrawn in an active management area and the annual amount of natural and artificial recharge in the active management area.

Scale of Development - The relationship of a particular project or development, in terms of size, height, bulk, intensity, and aesthetics, to its surroundings.

Scenic Corridor - A major roadway which has been designated on the General Plan to have additional open space buffer in order to minimize the visual intrusion of adjacent development and maximize the unique character of different areas of the city.

Sense of Place - The characteristics of a location that make it readily recognizable as being unique and different from its surroundings and that provides a feeling of belonging to or being identified with that particular place.

Sensitive Design Guidelines - Program and documents aimed at strengthening the focus on design in the city organization, promoting coordination of the city's design-related efforts and resources, and facilitating discussion of design-related issues.

Setback - The distance between two points such as a property line and structure.

Sewer - Any pipe or conduit used to collect and carry away sewage or stormwater runoff from the generating source to treatment plants or receiving streams.

Sign Ordinance - A section of the city's legislation regulating the location and design of signs.

Signage - General term referring to public and private signs and their design attributes.

Single-family - A house intended for occupancy by one family that is structurally independent from any other dwelling unit.

Solid Waste - General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood. Trash or garbage.

Sprawl - Uncontrolled growth, usually of a low-density nature, in previously rural areas and some distance from existing development and infrastructure.

Stakeholder - One who is involved or affected by a course of action.

Streetscape - The combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting, and sidewalk design.

Superfund - Federal Superfund law created

to provide funding and regulatory authority for the study and cleanup of contaminated sites throughout the United States. The EPA directs the cleanup of these sites. Scottsdale has one Superfund site - the North Indian Bend Wash site - where trace amounts of industrial chemicals were found in two Scottsdale drinking water wells in 1981. The affected wells were immediately shut down. The EPA identified the companies as potentially causing the contamination and determined that a long-term cleanup effort would be required.

Sustainability - For the purposes of the General Plan, sustainability is a condition of living which enables the present generation to enjoy social well-being, a vibrant economy, and a healthy environment, without compromising the ability of future generations to enjoy the same.

T

Telecommuting - A work arrangement for performing work electronically, where employees work at a location other than the primary work location, such as at home or in a subordinate office.

Traffic Calming - Measures that make permanent, physical changes to streets to slow traffic and/or reduce volumes; also can include education and enforcement measures to promote changes in driver behavior.

Trails - A shared-use pedestrian, equestrian, cyclist route or system which is not paved.

Transit-oriented/Pedestrian Friendly Development - Development that includes compact, mixed-use development patterns with facilities and design that enhance the environment for pedestrians in terms of safety, walking distances, comfort, and the visual appeal of the surroundings and are usually focused around a major transit access point. The elements that support transit and pedestrian

activity are generally the same.

Transition - A change from one development density to another or from a preserved area to a developed area.

Transportation Demand Management - A general term for strategies that encourage more efficient use of existing transportation resources. Transportation demand management (TDM) strategies may include ridesharing, carpooling, vanpooling, transit, telecommuting, walking, bicycling, compressed work weeks, as well as the information network to advise prospective users of available resources, and technical assistance to prospective users to implement TDM programs.

U

Underground Utilities - The placement of electric, telephone, cable and other utilities customarily carried on poles in underground vaults or trenches.

Underutilized Land/Parcel - Land or parcels that are not being used to their full potential and could be redeveloped with a more economically productive use.

Universal Design - A concept that all environments and products should be accessible and usable by all people, regardless of their age, size, or abilities.

V

Viewsheds - The major segments of the natural terrain which are visible above the natural vegetation from designated scenic viewpoints which are shown on the ESLO Special Features maps.

Vision - A shared dream of the future characterized by long-term idealistic thinking. Provides the foundation for the development of

the goals, policies and programs. A vision is not a binding goal and may not be achievable in the lifetime of those participating in the drafting of the General Plan.

Vista Corridor - A major open space corridor which follows major watercourses or other features as identified on the General Plan and which protect major wildlife habitat, protect distant views, separate land uses, and provide links for trails and paths.

Volatile Organic Compounds (VOCs) - Emitted as gases from certain solids or liquids, VOCs include a variety of chemicals, some of which may have short- and long-term adverse health effects. Concentrations of many VOCs are consistently higher indoors (up to ten times higher) than outdoors. VOCs are emitted by a wide array of products numbering in the thousands. Examples include: paints and lacquers, paint strippers, cleaning supplies, pesticides, building materials and furnishings, office equipment such as copiers and printers, correction fluids and carbonless copy paper, graphics and craft materials including glues and adhesives, permanent markers, and photographic solutions. (Source: U.S. Environmental Protection Agency)

W

Wash - Usually a watercourse that flows during flood events or intermittently. Washes are important as wildlife corridors and habitat.

Wastewater Recycling - The practice of using highly treated effluent from a wastewater treatment plant for landscape irrigation and other non-potable purposes.

Water Resources - Term used to collectively describe groundwater, surface water, precipitation, and water supply.

Watercourse - A lake, river, creek, stream,

wash, arroyo, or other channel over which water flows at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Wayfinding - Enabling a person to find his or her way to a given destination through the use of landmarks, effective signage, and building design.

Workforce Housing - A broad range of owner and renter residential housing, located in or near employment centers, and intended to appeal to essential workers in the community including, but not limited to, police officers, fire fighters, teachers, nurses and medical technicians, knowledge and office workers.

X

Xeriscape - The practice of conserving water and energy through landscaping design that limits lawn areas, irrigates efficiently, improves soils, uses mulches, chooses low water use plants, and employs other good maintenance practices.

Z

Zoning / Zoning Ordinance - Land use regulations enacted by the city to create districts or zones that establish permitted and special uses within those zones. Land uses in each district are regulated according to type, density, height, lot size, placement, building bulk, and other development standards.